

**SPEX 2010-0010
BROAD RUN CONTRACTING
DULLES TRADE CENTER WEST LOT 12
CONDITIONS OF APPROVAL
(September 16, 2010)**

1. **Substantial Conformance.** The development of the Special Exception use, storage of empty solid waste vehicles and containers in the PD-GI (Planned Development – General Industry) Zoning District, shall be in substantial conformance with Sheet 1 of 4, Sheet 3 of 4, and Sheet 4 of 4 (together comprising and herein referred to as the “Special Exception Plat”) of the plan set entitled “Broad Run Contracting, Dulles Trade Center West Lot 12, Special Exception Plat SPEX 2010-0010”, prepared by Dewberry and Davis, LLC, dated February 2010, revised through September 16, 2010, (the “Plans”) and the Revised 1993 Loudoun County Zoning Ordinance (the “Zoning Ordinance”). Approval of this application for Tax Map #107///7///12/ (PIN #162-47-0244) (the “Property”) shall not relieve the applicant or the owners of the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.
2. **Uses Permitted and Use Restrictions.** This Special Exception grants approval for storage of empty solid waste vehicles and containers, as set forth in the Zoning Ordinance district regulations for the PD-GI Zoning District. The Special Exception is approved only for that area of the Property shown on Sheet 3 and Sheet 4 of the Special Exception Plat as lying within the hatched area labeled as “Limits of Special Exception” and also referred to as “Area of Special Exception” (the “Special Exception Area”). Storage of empty solid waste vehicles and containers shall not be permitted prior to first zoning permit approval for the Special Exception use. Maintenance of solid waste collection vehicles shall not be permitted within the Special Exception Area. Empty solid waste vehicles and containers shall be empty of debris prior to storage and shall be kept and maintained in a clean and sanitary condition so as not to provide areas for insect breeding, vectors, or sources of odor.
3. **Wash Down.** The Applicant shall empty, sweep and wash the solid waste vehicles and containers to neutralize odor. Sweeping and washing of the solid waste vehicles and containers shall not be permitted within the Special Exception Area.
4. **Low Impact Development (LID) Measures.** The Applicant shall provide a minimum of two (2) Low-Impact Development (LID) design measures such as bio-retention filters and a level spreader with plunge pool in the general locations shown as “Possible Location of BMP” on Sheet 4 of the Special Exception Plat. In designing such facilities, the Applicant shall consult with the Department of Building and Development to identify and implement LID measure(s) deemed likely to be effective based on the physical characteristics of the Property. The LID measure(s) shall be designed and implemented in accordance with applicable provisions of the Facilities Standards Manual (FSM).

5. **Lighting.** Site lighting shall conform to Section 5-1500 of the Revised 1993 Loudoun County Zoning Ordinance and Sections 7.110 and 7.120 of the FSM. The following standards shall also apply:
- a. **Light Fixtures.** Empty solid waste vehicle and containers storage area lighting fixtures shall be full cutoff and fully shielded and shall direct light downward and into the interior of the storage area and away from surrounding public roads and properties. Said lighting shall not exceed a maximum average illumination of two (2) foot-candles at ground level during non-business hours unless otherwise required by law, ordinance, or regulation.
 - b. **Height of Light Fixtures.** The mounting height of any light fixture shall not exceed 20 feet. Height shall be measured from the ground to the bottom of the light fixture.
 - c. A written summary or graphic representation of the Applicant's compliance with this Condition 5 shall be submitted prior to or in conjunction with first zoning permit approval for the Special Exception use.
6. **Landscaping Maintenance.** Landscaped areas shall be maintained in good condition and health by the Applicant or applicable property owners association for the duration of the Special Exception use. Dead or diseased materials shall be replaced as determined by the County Urban Forester.
7. **Trail Easement.** Prior to or in conjunction with site plan approval for the empty solid waste vehicle and container storage area, the Applicant shall dedicate a minimum seven foot (7') width public access easement for pedestrian trail improvements along the Property's frontage along Trade West Drive, at no cost to the County, such dedication to be accomplished by deed in form as approved by the County Attorney and recorded among the Land Records.

NOTE: *The Applicant has agreed to provide a one time Fire and Rescue contribution to the County in the amount of \$1,000 for equal distribution between the primary volunteer Fire and Rescue servicing companies. This contribution shall be made prior to or in conjunction with zoning permit approval for the empty solid waste vehicle and container storage area. Applicant has further agreed that the amount of such contribution shall escalate annually from the base year of 1988 and shall change effective each January 1st thereafter, based on the Consumer Price Index (CPI-U) for all urban consumers, 1982-1984=100 (not seasonally adjusted) as reported by the United States Department of Labor, Bureau of Labor Statistics.*